

APPROVED MINUTES MAY 11, 2005
 CITY OF GUNNISON
 PLANNING & ZONING COMMISSION
 REGULAR MEETING
 Rev 5/12/05

MEMBERS	PRESENT	ABSENT	EXCUSED
DIANE LOTHAMER, CHAIR	X		
HARVEY HARRIMAN – VICE CHAIR	X		
JIM SEITZ	X		
BOB BEDA	X		
KURT SCHRAM	X		
JONATHAN HOUCK	X		

OTHERS PRESENT: PLANNER KIM ANTONUCCI, STEVE BATHJE, DOM MAIMONE, TL LIVERMORE, BUTCH CLARK, AND CHARLES KENNEDY

I. CALL TO ORDER AT 7:00 BY CHAIR LOTHAMER

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. APPROVAL OF APRIL 27, 2005 MEETING MINUTES

Commissioner Seitz moved to approve the April 27, 2005 regular meeting minutes as amended. Commissioner Houck seconded the motion.

Roll Call Yes: Beda, Lothamer, Houck, Schram, Harriman, Seitz

Roll Call No: None

Motion Carried

IV. PUBLIC HEARING; R&R PRECISION MACHINING, 604 SOUTH NINTH STREET REQUEST FOR PRELIMINARY PLAT APPROVAL.

Chair Lothamer opened the public hearing at approximately 7:02 p.m.

Proof of publication was shown for the record.

Planner Antonucci gave an overview of the application for a preliminary plat for this minor subdivision. The applicant is Steve Bathje of R&R Precision Machining who is being represented by Dom Maimone for the property located at 604 South 9th Street. The legal description is Lots 1, 2, 3 and 4 of Block 8, Rio Grande Addition. The final result of this plat would be to vacate the existing lot lines and create two equal parcels. Based on the preliminary plat, Parcel 1 has an existing building with a non-conforming side setback to the north (4.3' instead of 5').

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The following public comment was received: Charles Kennedy is the owner of Lot 6, Block 8, which is located two lots south of the subject subdivision. Mr. Kennedy expressed concerns with drainage and parking. Chair Lothamer explained that parking standards will be addressed during site specific development, and that the number of spaces depends on the use of the building.

Mr. Maimone and Mr. Bathje presented the application and stated that no development plans are proposed at this time, but they wanted to keep their options open in case they wanted to sell the property, the business, or both.

Planner Antonucci reviewed the application and stated that six of the nine review standards are not relevant for this minor subdivision as there are no natural features, floodplains, highways, future streets, recreation facilities, and new lots or blocks. Antonucci also stated that only two issues are of significance: Parking on Parcel 1 and Drainage from Parcel 2.

Parking on proposed Parcel is a non-conforming use and can continue as long as the use doesn't change. If redevelopment of Parcel 1 is proposed, the applicants may need to apply for a variance for parking on the west side (front) of the lot, or they may need to reconfigure the east side (rear) of the lot for parking. This will be reviewed during the building permit process if any.

Parcel 2: The preliminary plat shows that drainage will flow from Parcel 2 southwest to Parcel 1 and will likely affect Lot 5 to the south. A plat note could be included that would prohibit drainage from Parcel 2 to any other lots on Block 8.

During the regular Planning and Zoning Commission meeting of May 11, 2005 Commissioner Harriman moved to approve and Commissioner Schram seconded, and the Commission voted to APPROVE the minor subdivision preliminary plat for the Bathje Subdivision, SB-05-1, based on the following findings and condition:

Findings:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; provisions of the City of Gunnison Land Development Code; and the City of Gunnison Master Plan Volumes I and II (1994).
2. The Planning and Zoning Commission finds that the applicant requests a minor subdivision dividing four lots into two parcels.

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3. The Planning and Zoning Commission finds that the subject property is zoned industrial and surrounding uses are industrial.
4. The Planning and Zoning Commission finds that any developments on this parcel will require a site plan review to address drainage, utilities, easements and other site specific issues.
5. The Planning and Zoning Commission finds that adequate survey data is required for final plat approval.
6. The Planning and Zoning Commission finds that the application will meet the nine review standards as defined in the City's Land Development Code, based on the following condition of approval:

Condition:

1. Site grading and drainage improvements on Parcel 2 shall not adversely affect Parcel 1, nor shall it affect lots to the south on Block 8. This shall be established with a note on the plat.

IV. UNSCHEDULED CITIZENS

Butch Clark discussed the County Industrial Park and expressed his concerns with respect to prohibited uses, hazardous materials, annexation issues, design standards, and lease agreements. Mr. Clark strongly advised the City to be more involved with the County in their current decision making process.

V. COMMISSIONER COMMENTS

Chair Lothamer suggested that the Commission appoint a new chairperson and vice chairperson, as required by the by-laws and the City Charter.

VI. ADJOURN at approximately 8:30pm.

Diane Lothamer, Chair

Attest:

Andie Ruggera, Secretary